



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

May 6, 2008

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF HEALTH SERVICES:  
ESTABLISH CAPITAL PROJECT NO. 86899, APPROVE PROJECT BUDGET,  
AND APPROVE HIGH DESERT HEALTH SYSTEM PARKING LOT  
REFURBISHMENT PROJECT APPROPRIATION ADJUSTMENT  
(FIFTH DISTRICT) (3 VOTES)**

**SUBJECT**

Establish Capital Project No. 86899 for the High Desert Health System Parking Lot Refurbishment Project. Approve the project budget and related appropriation adjustment to fully fund the project.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that this project is categorically exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the project record.
2. Approve the establishment of Capital Project (C.P.) No. 86899 for Phase I of the High Desert Health System Parking Lot Refurbishment Project.
3. Approve the project budget for the High Desert Health System Parking Lot Refurbishment Project (C.P. No. 86899) in the amount of \$546,000, funded by the Department of Health Services net County cost.

4. Approve the appropriation adjustment to reallocate \$546,000 from C.P. No. 86379 (\$427,000), and C.P. No. 86937 (\$119,000) to C.P. No. 86899 to fully fund the project.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

Approval of the recommended actions will allow the Department of Health Services (DHS) to refurbish the main facility parking lot located at the High Desert Health System (HDHS) Multi-Service Ambulatory Care Center (MACC) in Lancaster.

Currently, there are two parking lots at the HDHS, totaling approximately 200,000 square feet. Both lots have deteriorated over time due to usage and extreme weather conditions. The large and extensive cracks in the parking lots pose a safety hazard for patients, visitors and staff. Phase I of the proposed project will address the primary lot serving the facility, between the main entrance and 60th Street West, and includes grinding and removing the existing asphalt down to 2.5 inches from existing elevation, and preparation and installation of a tack coat with a Petromat fabric. The area will be paved with 1.5 inches of compacted asphalt. Phase II will address the lot located northeast of the entrance and the service lot on the south portion of the property. We will return to your Board for approval of Phase II of the parking lot project once additional funds have been identified.

The existing facility must remain operational until completion of the HDHS MACC replacement project, approved by your Board in November 2006. Therefore, to address current safety hazards for patients, visitors and staff, the existing parking lot requires refurbishment.

The project will be completed through an Internal Services Department (ISD) Job Order Contract (JOC).

#### **Sustainable Design Program**

The project will support your Board's Sustainable Design Program by pulverizing the existing asphalt to serve as the new parking lot base rather than importing gravel from another source.

#### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goal of Fiscal Responsibility (Goal 4) by investing in public infrastructure.

### **FISCAL IMPACT/FINANCING**

The estimated cost to complete the project is \$546,000, including \$420,000 for the JOC, \$21,000 for contingency, and \$105,000 for ISD project management services. The attached appropriation adjustment (Attachment A) will reallocate appropriation of \$427,000 from the High Desert Fire Alarm Project (C.P. No. 86379) to the Parking Lot Project. The fire alarm project is no longer necessary, as the fire alarm requirements for the HDHS have changed since its conversion from an acute care hospital to a multi-service ambulatory care center. The appropriation adjustment will also transfer \$119,000 from Health Services Various Refurbishments (C.P. No. 86937) to fund the balance of the estimated project cost. The proposed project is funded by Health Services' prior year net County cost. The Project Schedule and Budget Summary are included in Attachment B.

### **Operating Budget Impact**

This project will not impact HDHS operating costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The proposed project will be implemented by ISD under their current JOC program as previously approved by your Board.

### **ENVIRONMENTAL IMPACT DOCUMENTATION**

This project is categorically exempt from California Environmental Quality Act pursuant to State Guidelines Section 15301 (d) in that the work involves the rehabilitation of deteriorated parking lots to restore them to functional use and to meet current standards of public safety.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Appropriate mitigation efforts will be taken to minimize parking inconvenience to patients, visitors and employees during this project.

The Honorable Board of Supervisors  
May 6, 2008  
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**CONCLUSION**

Upon approval of the recommendations, please forward an adopted, stamped copy of the Board letter to my office and one to the Department of Health Services.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a stylized flourish at the end.

WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DL:JSE  
DJT:SW:zu

Attachments

c: County Counsel  
Auditor-Controller  
Department of Health Services

COUNTY OF LOS ANGELES  
REQUEST FOR APPROPRIATION ADJUSTMENT  
DEPARTMENT OF **CHIEF EXECUTIVE OFFICE**

DEPT'S.  
No. 060  
MAY 6, 2008

## AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

## ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2007-08

3 - VOTES

SOURCES

General Fund - AO1  
See Attached

USES

General Fund - AO1  
See Attached

JUSTIFICATION

This adjustment is necessary to reallocate and transfer appropriation within the 2007-08 Capital Projects/Refurbishment Budget to implement the High Desert Health System Parking Refurbishment Project.

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

40 MAY 06 2008

*David Jan Takata*  
David Jan Takata, Senior Manager, CEO

CHIEF ADMINISTRATIVE OFFICER'S REPORT  
*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF  
ADMINISTRATIVE OFFICER FOR -

ACTION

APPROVED AS REQUESTED ✓

AS REVISED

✓  
RECOMMENDATION

*David Jan Takata*  
CHIEF ADMINISTRATIVE OFFICER

AUDITOR-CONTROLLER BY

BY

APPROVED (AS REVISED):  
BOARD OF SUPERVISORS

20

NO.

215

*April 22*  
2008

BY

DEPUTY COUNTY CLERK

40 of MAY 6, 2008

SEND 6 COPIES TO THE AUDITOR-CONTROLLER

FY 2007-08

3 - Votes

Sources

Department of Health Services  
High Desert Fire Alarm Project  
Fixed Assets: Building and Improvements  
A01-CP-6014-65036-86379  
\$427,000 Decrease Appropriation

Department of Health Services  
Various Refurbishments  
Fixed Assets: Building and Improvements  
A01-CP-6014-65036-86937  
\$119,000 Decrease Appropriation

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\$546,000

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Uses

Department of Health Services  
High Desert Parking Lot Refurbishment Project  
Fixed Assets: Building and Improvements  
A01-CP-6014-65036-86899  
\$546,000 Increase Appropriation

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\$546,000

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BA # 215 Karen Jickema 4/22/08

ATTACHMENT B

**HIGH DESERT HEALTH SYSTEM –  
PARKING REFURBISHMENT PROJECT (CP No. 86899)**

**I. PROJECT SCHEDULE**

<b>PROJECT ACTIVITY</b>	<b>SCHEDULED COMPLETION DATE</b>
Award Design Contract	Not Applicable
Execute Contract	Not Applicable
Schematic Design	Not Applicable
Design Development	Not Applicable
Construction Documents	Not Applicable
Jurisdictional Approvals	Not Applicable
Bidding period	Not Applicable
Award of Construction Contract	May 2008
Substantial Completion	August 2008
Final Acceptance	September 2008

**II. PROJECT BUDGET SUMMARY**

<b>BUDGET CATEGORY</b>	<b>PROJECT BUDGET</b>
<b>Construction</b>	
Construction	\$ 420,000
Change Order Allowance	21,000
Total Construction	\$ 441,000
<b>County Services</b>	\$ 105,000
<b>TOTAL</b>	<b>\$ 546,000</b>